



Baltimore County
Department of Planning

Quarterly Subdivision Report

Third Quarter

July 1, 2017 – September 30, 2017

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Introduction

This issue of the Quarterly Subdivision Report summarizes Baltimore County development for residential and non-residential activities for the time period beginning July 1, 2017 and ending September 30, 2017. The Report utilizes Baltimore County Department of Permits, Approvals, and Inspections (PAI) data as of November 2017. Detailed information on each of the approved development plans in the reporting quarter is presented in the Appendix. The Report addresses the following key elements:

- Development type
- Development location
- Development acreage
- Zoning classifications
- Housing unit type and number of units
- Building permits by dwelling type
- Non-residential square footage of proposed improvements

Adjustments have been made to residential unit counts in tables and graphs to accurately reflect calculations of unit increases and decreases due to plan refinements. Refer to the comments section in the appendix for descriptions of refinements.

Policy Framework

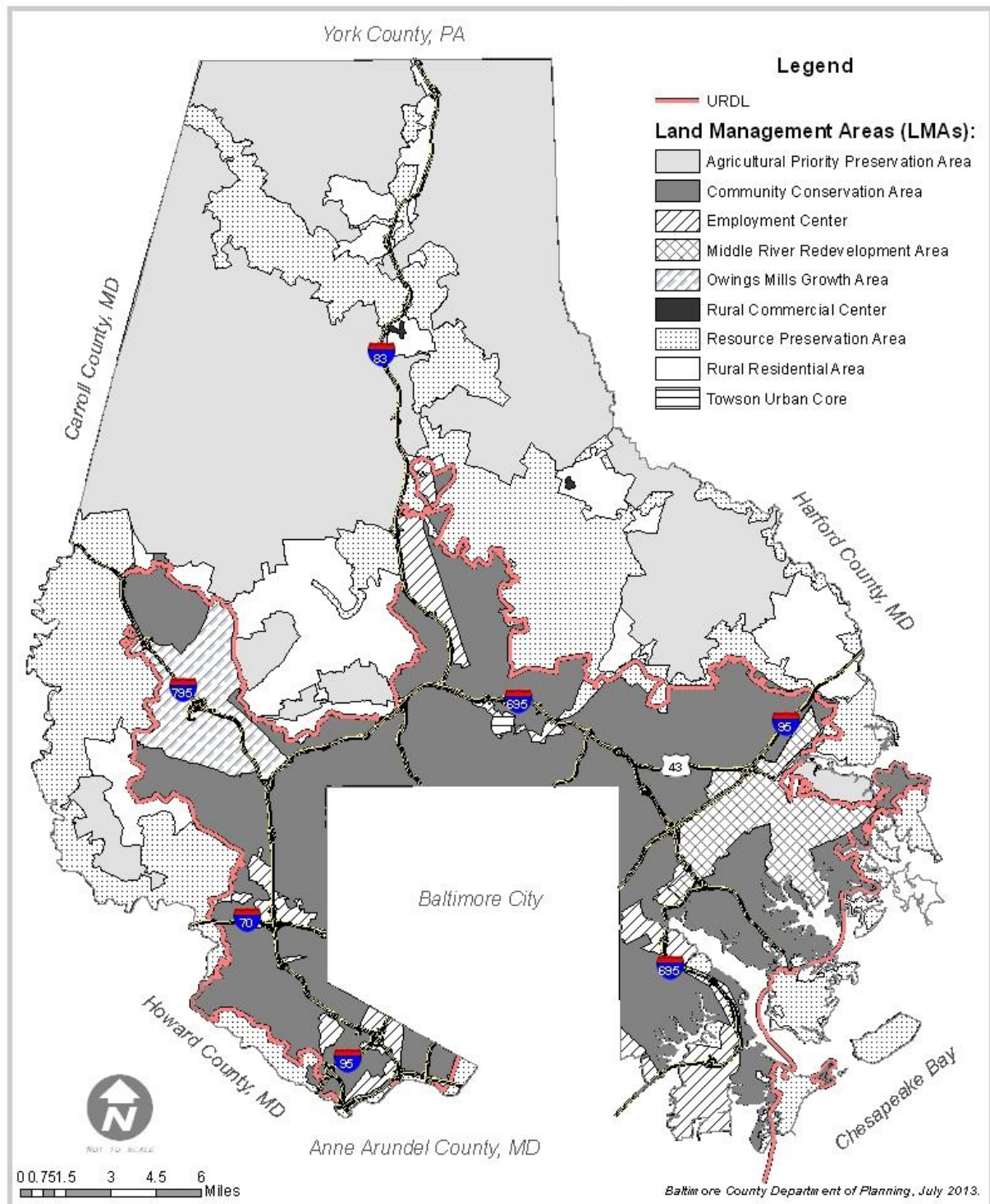
Baltimore County, Maryland, instated growth management policies in the late 1960s. These policies are established by the master planning process, and are essential to sustainable development and ensuring the continued health, safety and resource preservation for communities and constituents in Baltimore County.

The Baltimore County Urban Rural Demarcation Line (URDL) established in 1967 identifies the urban area of the County receiving public water and sewer infrastructure thereby allowing denser residential, commercial and industrial development. The urban area inside the URDL accommodates the majority of the population living and working in the County. Conversely, in the rural areas, reliance on individual on-site well and septic systems limits the capacity for development. The URDL increases the efficiency of county revenues while supporting agricultural use and preservation, low-density residential uses and natural resource protection in the rural County.

The Quarterly Subdivision Report tracks the County's progress in the application of the *Master Plan 2020* analyzing where development is occurring in relation to the URDL, Land Management Areas and Growth Tiers.

The following map and table illustrate the relationship between the URDL and Land Management Areas (LMAs). The LMAs were established in *Master Plans 2000 and 2010* and revised in *Master Plan 2020* to add the Middle River Redevelopment Area and remove the White Marsh-Perry Hall Growth Area that is fully built.

Urban-Rural Demarcation Line and Land Management Areas Baltimore County



LMA Code	LMA Name	URDL Location
CCA	Community Conservation Area	Urban
EC	Employment Center	Urban
EC HV	Employment Center - Hunt Valley	Urban
MRRA	Middle River Redevelopment Area	Urban
OMGA	Owings Mills Growth Area	Urban
TUC	Towson Urban Center	Urban
APPA	Agricultural Priority Preservation Area	Rural
RCC	Rural Commercial Center	Rural
RPA	Resource Preservation Area	Rural
RRA	Rural Residential Area	Rural

Development Summary

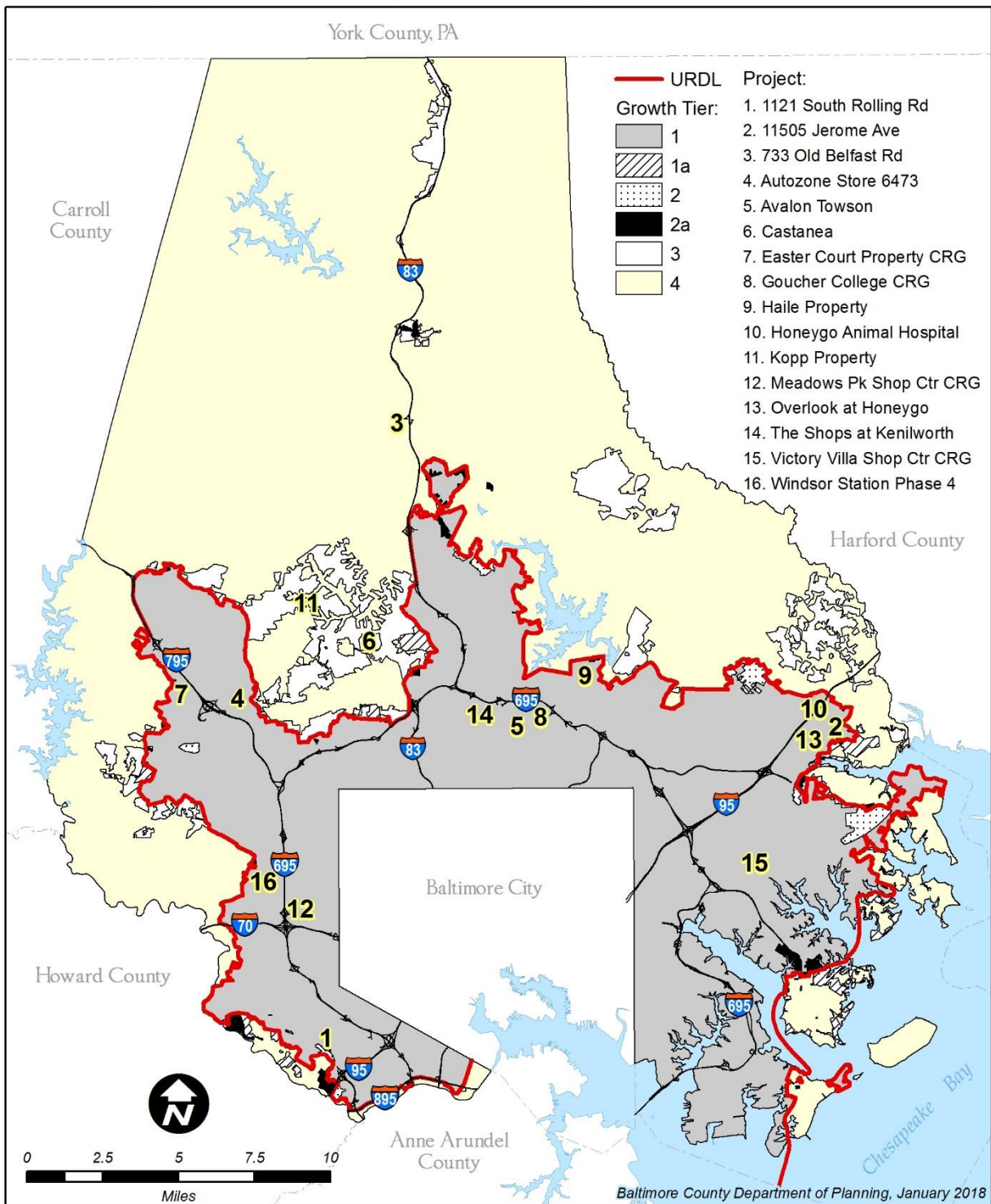
During the 3rd quarter of 2017, Baltimore County approved 16 development plans. During this reporting period, two limited developments, four minor developments, four major developments and six plan refinements were approved (Figure 1). Thirteen of the approved development plans are within the urban LMAs and Growth Tier 1. The map on Page 6 locates each development plan relative to the Growth Tier area and the URDL.

Figure 1. Approved Development Plans, 3rd Quarter, 2017

Map Key	Project Name	Track	Type	Zoning	Acreage	LMA	Growth Tier
1	1121 SOUTH ROLLING ROAD	Major	SFD	DR 2, DR 3.5	7.45	CCA	1
2	11505 JEROME AVE	Minor	SFD	DR 2, DR 3.5	2.540	CCA	1
3	733 OLD BELFAST ROAD	Minor	SFD	RC 2	3.6980	APPA	4
4	AUTOZONE STORE 6473	LIMITED	COMMERCIAL	BL, DR 16	0.608	OMGA	1
5	AVALON TOWSON	MAJOR	MIXED	BM-DT	2.1970	TUC	1
6	CASTANEA-PHASE 1	MAJOR	SFD	RC 5	13.400	RRA	4
7	EASTER COURT PROPERTY -6th REFINEMENT	REFINEMENT	MIXED	ML-IM, RC 5, DR 1	52.811	OMGA	1,4
8	GOUCHER COLLEGE-9th REFINEMENT	REFINEMENT	INSTITUTION	DR 2	297.510	CCA	1
9	HAILE PROPERTY	MINOR	SFD	DR 1, DR 2	4.058	CCA	1
10	HONEYGO ANIMAL HOSPITAL	LIMITED	COMMERCIAL	BL- DR 3.5	1.290	MRRA	1
11	KOPP PROPERTY	MINOR	SFD	RC 5, RC 4	5.240	RRA	4
12	MEADOWS PARK SHOPPING CENTER -6th REFINEMENT	REFINEMENT	COMMERCIAL	BM-CC	16.470	EC	1
13	OVERLOOK AT HONEYGO	MAJOR	SFD	DR 2H	8.450	CCA	1
14	THE SHOPS AT KENILWORTH- 1ST REFINEMENT	REFINEMENT	COMMERCIAL	BM	8.127	CCA	1
15	VICTORY VILLA SHOPPING CENTER- 1ST REFINEMENT	REFINEMENT	COMMERCIAL	BL-AS, DR 16	1.237	CCA	1
16	WINDSOR STATION PHASE 4- 2ND REFINEMENT	REFINEMENT	INDUSTRIAL	ML-IM	10.730	EC	1

Source: Baltimore County Government, November, 2017.

Approved Development Plans, 3rd Quarter, 2017



Residential Development

In the 3rd quarter of 2017, Baltimore County approved 413 housing units, 89% being multi-family units (See Figure 2). There were 42 single-family detached units approved in the reporting quarter. No single-family attached or single-family semi-detached units were approved in the quarter. All but 5 units are in land management areas that are inside the URDL and Growth Tier 1. (See Figures 2 & 3).

Figure 2. Units by Type in Approved Development Plans, 3rd Quarter 2017.

Map Key	Project Name	LMA	Growth Tier	Track	Type	SFD	SFSD	SFA	MF	Total
1	1121 SOUTH ROLLING ROAD	CCA	1	MAJOR	SFD	12	0	0	0	12
2	11505 JEROME AVE	CCA	1	MINOR	SFD	3	0	0	0	3
3	733 OLD BELFAST ROAD	APPA	4	MINOR	SFD	2	0	0	0	2
5	AVALON TOWSON	TUC	1	MAJOR	MF	0	0	0	371	371
6	CASTANEA-PHASE 1	RRA	4	MAJOR	SFD	1	0	0	0	1
9	HAILE PROPERTY	CCA	1	MINOR	SFD	3	0	0	0	3
11	KOPP PROPERTY	RRA	4	MINOR	SFD	2	0	0	0	2
13	OVERLOOK AT HONEYGO	CCA	1	MAJOR	SFD	19	0	0	0	19
SUM:						42	0	0	371	413
Percentage:						10.17%	0.00%	0.00%	89.83%	100%

Source: Baltimore County Government, November, 2017.

SFD: Single family detached. SFA: Single family attached.

SFSD: Single family semi-detached. MF: Multi-family.

* Indicates refinements to approved plans where dwellings to be developed are increased or decreased.

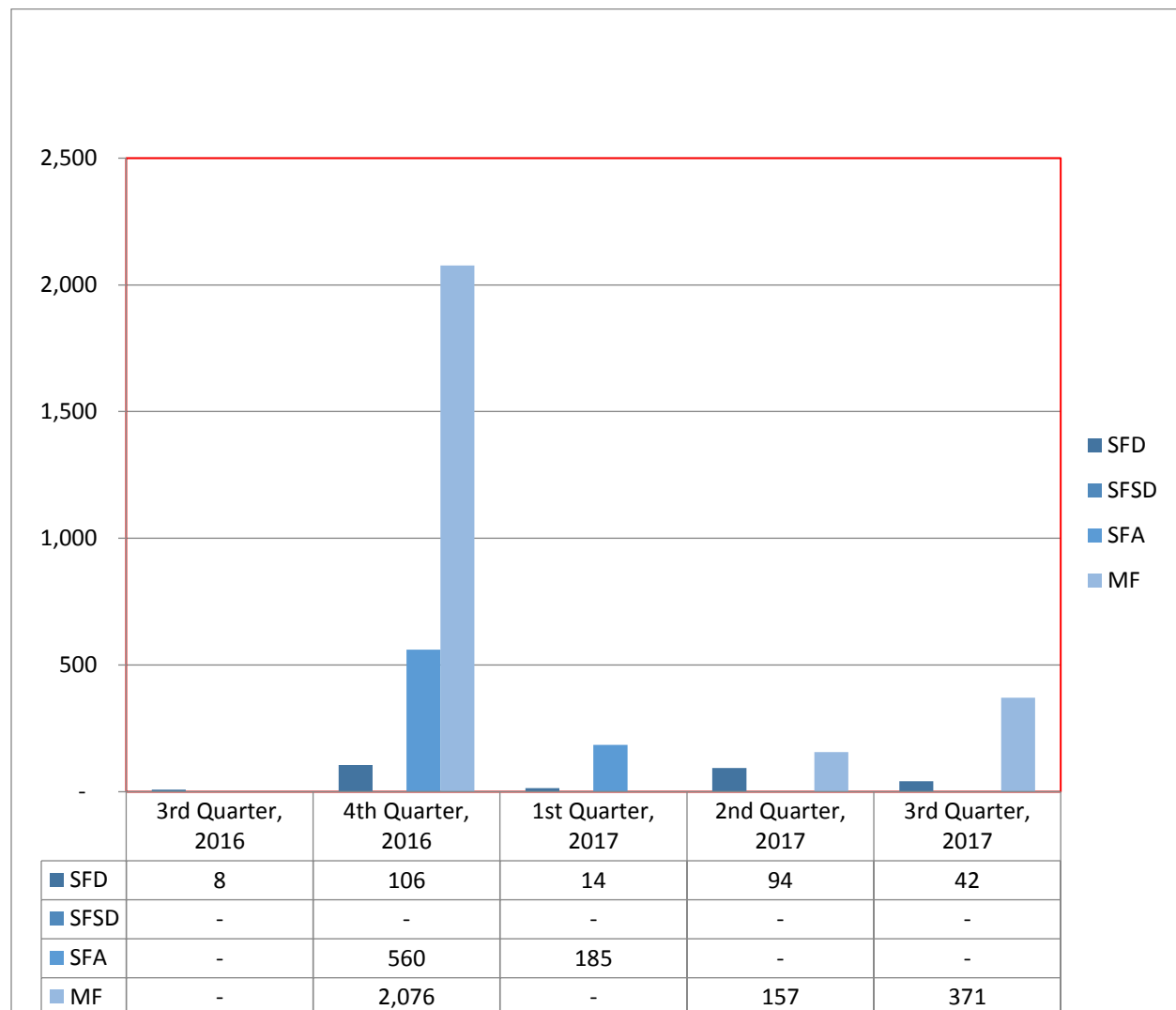
Figure 3. Number of Units by LMA in Approved Development Plans, 3rd Quarter, 2016 - 3rd Quarter, 2017

LMA Code	LMA Name	3rd Quarter, 2016	4th Quarter, 2016	1st Quarter, 2017	2nd Quarter, 2017	3rd Quarter, 2017	Total
APPA	Agricultural Priority Preservation Area	0	0	0	0	2	2
CCA	Community Conservation Area	8	130	185	6	37	366
EC	Employment Center	0	0	0	0	0	0
EC-HV	Employment Center-Hunt Valley	0	0	0	0	0	0
MRRA	Middle River Redevelopment Area	0	0	0	0	0	0
OMGA	Owings Mills Growth Area	0	6	0	243	0	249
RCC	Rural Commercial Center	0	0	0	0	0	0
RPA	Resource Preservation Area	0	0	0	0	0	0
RRA	Rural Residential Area	0	5	14	0	3	22
TUC	Towson Urban Center	0	0	0	0	371	371
	Total	8	141	199	251	251	850

Source: Baltimore County Government, September 2017

*Adjustments have been made to unit counts for previous quarters to accurately reflect refinements

Figure 4. Units by Type in Approved Development Plans 3rd Quarter 2016- 3rd Quarter 2017



The graph in Figure 4 shows the approved development plans by type over the period beginning with the 3rd quarter of 2016 continuing through the 3rd quarter of 2017.

The report also compiles the number of occupancy permits for residential units approved in the quarter. These new residential units are a part of development plans approved and recorded prior to the reporting quarter or for existing legal lots of record. The approved occupancy permits act as indicators of development trends in Baltimore County and how successfully the growth management objectives of the Master Plan are being applied.

In the period from the 3rd quarter 2016 to the 3rd quarter 2017, 1,307 units were approved for occupancy. Of them, 96% were single family structures (See Figure 5). The table in Figure 7 illustrates that during the 3rd quarter of 2017, over 69% of new units with approved occupancy permits are within the URDL and Growth Tier 1.

Figure 5. Units in Occupancy Permits, 3rd Quarter, 2016 – 3rd Quarter, 2017

Housing Type	3rd Quarter, 2016	4th Quarter, 2016	1st Quarter, 2017	2nd Quarter, 2017	3rd Quarter, 2017	Total
SFD	148	111	93	96	131	579
SFSD	4	4	4	10	2	24
SFA	137	87	50	247	133	654
MF	-	-	50		-	50
Sum	289	202	197	353	266	1,307

Figure 6. Units in Occupancy Permits by LMA, 3rd Quarter, 2017

LMA	SFD	SFSD	SFA	MF	Total
APPA	7	-	-	-	7
EC	3	-	6	-	9
CCA	56	2	36	-	94
MRRA	33	-	32	-	65
OMGA	8	-	54	-	62
RPA	14	-	-	-	14
RRA	9	-		-	9
TUC	1	-	5	-	6
Sum	131	2	133	0	266

Policy Area Type	# of Units	% Share of Total
Urban LMA	236	88.72%
Rural LMA	30	11.28%
Total	202	100.00%

Figure 7. Units in Occupancy Permits by Growth Tier, 3rd Quarter 2017

Growth Tier	SFD	SFSD	SFA	MF	Total	% Share of Total
1	104	2	79	-	185	69.55%
1a	3	-	-	-	3	1.13%
2	0	-	54	-	54	20.30%
2a	-	-	-	-	0	0.00%
3	5	-	-	-	5	1.88%
4	19	-	-	-	19	7.14%
Sum	131	2	133	0	266	100%

Non-Residential Developments

There were eight non-residential development plans approved in the 3rd quarter of 2017 (Figure 8). The largest commercial development consisted of a 34,200 square foot proposed mixed use building approved within the Owings Mills Growth Area (OMGA) LMA.

Figure 8. Approved Non-Residential/Mixed Development Plans, 3rd Quarter, 2017

MAP KEY	PROJECT NAME	LMA	USE TYPE	TRACK	TYPE	INDUSTRIAL	INSTITUTION	OFFICE	RESTAURANT	RETAIL	OTHER	TOTAL	
4	AUTOZONE STORE 6473	OMGA	PROPOSED AUTOZONE STORE	LIMITED	COMMERCIAL	-	-	-	-	7,382SF		7,382SF	
7	EASTER COURT PROPERTY*	OMGA	PROPOSED MIXED USE BLDG	REFINEMENT	MIXED	-	-	-	-	-	34,200SF	34,200SF	
8	GOUCHER COLLEGE*	CCA	PROPOSED ADDITION	REFINEMENT	INSTITUTION	-	5,000SF	-	-	-	-	5,000SF	
10	HONEYGO ANIMAL HOSPITAL	MRRA	PROPOSED 1 STORY ANIMAL HOSPITAL	LIMITED	COMMERCIAL	-	-	-	-	-	3,040SF	3,040SF	
12	MEADOWS PARK SHOPPING CENTER*	EC	PROPOSED COMMERCIAL BLDG WITH DRIVE-THRU RESTAURANT	REFINEMENT	COMMERCIAL	-	-	-	8,000SF	-	-	8,000SF	
14	THE SHOPS AT KENILWORTH*	CCA	PROPOSED RETAIL AND RESTAURANT EXPANSION	REFINEMENT	COMMERCIAL	-	-	-	10,300SF	-	-	10,300SF	
15	VICTORY VILLA SHOPPING CENTER*	CCA	PROPOSED DUNKIN DONUTS	REFINEMENT	COMMERCIAL	-	-	-	2,066SF	-	-	2,066SF	
16	WINDSOR STATION PHASE 4*	EC	PROPOSED SELF STORAGE	REFINEMENT	INDUSTRIAL	162,730SF	-	-	-	-	-	162,730SF	
Source: Baltimore County Government, November, 2017.						SUM:	162,730SF	5,000SF	0SF	20,366SF	7,382SF	37,240SF	232,718SF
						PERCENTAGE:	69.93%	2.15%	0.00%	8.75%	3.17%	16.00%	100%

*Indicates refinements to approved plans where building square footage to be developed is increased or decreased.

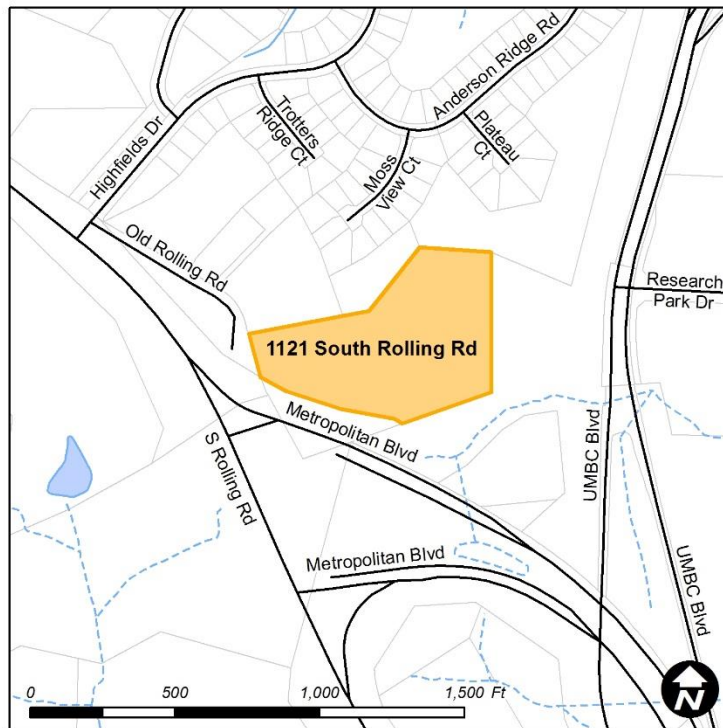
Appendix

Definitions:

REFERENCE #.....	File number from Permits, Applications, and Inspections (PAI)
DEVELOPMENT TRACK.....	The development track of the project (MAJOR, MINOR, LIMITED, OR PUD)
MINOR SUB #.....	The 5-digit reference assigned to minor subdivisions by PAI
COUNCIL DISTRICT.....	County Councilmanic District
LOCATION.....	Address of project
TAX MAP / BLOCK / PARCEL...	Tax map reference numbers
DEVELOPMENT TYPE.....	Type of development proposed
PROPOSED UNITS / LOTS.....	Number of proposed lots / units for a project
SFD.....	Single family detached units, also includes sfd condominiums
SFSD.....	Single family semi-attached units, duplex
SFA.....	Single family attached units, also includes sfa condominiums
MULTI FAM.....	Apartments, condominium buildings, elderly housing apartments
SPECIAL.....	Special units – assisted living
OTHER.....	Commercial, industrial, office & lots with no proposed development
DEVELOPED UNITS / LOTS....	Number of developed lots / units so far, includes existing to remain
PLAN SUBMITTED.....	The date the plan was received by the Department of Planning
PLAN APPROVAL.....	The date the plan was approved
TOTAL ACREAGE.....	Acreage of entire project
ZONING 1.....	Largest zoning area on site with its acreage
ZONING 2.....	2 nd largest zoning area with its acreage
ZONING 3.....	3 rd largest zoning area with its acreage
EXISTING LOTS / UNITS.....	Existing lots / units to remain
LMA.....	Land Management Areas
GROWTH TIER I.....	Served by public sewer and inside the URDL
GROWTH TIER IA.....	Served by public sewer and outside the URDL
GROWTH TIER II.....	Planned for public sewer and inside the URDL
GROWTH TIER IIA.....	Planned for public sewer and outside the URDL
GROWTH TIER III.....	Large lot developments on septic
GROWTH TIER IV.....	Preservation and conservation areas. No major subdivisions on septic.

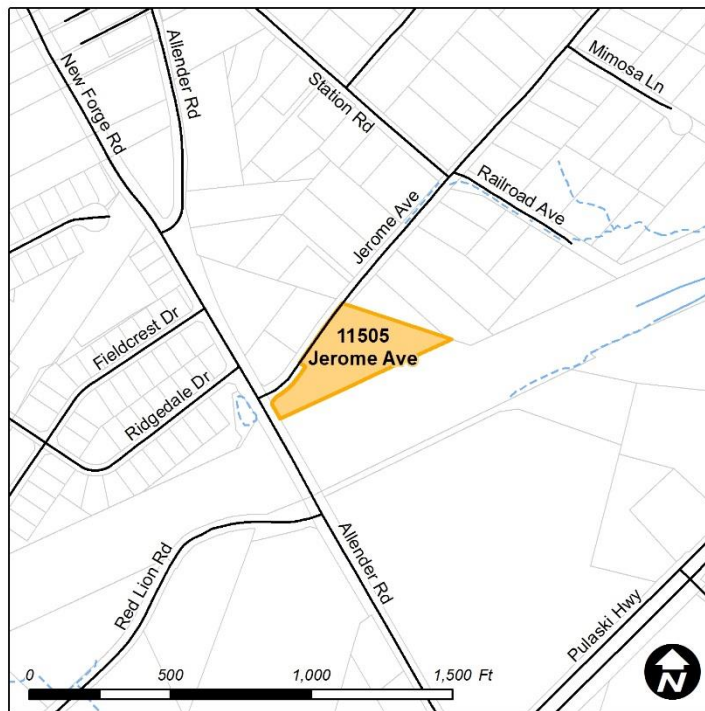
1121 South Rolling Road

DEVELOPMENT TRACK:	Major	PAI #	10589				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:					
		LIMITED #					
LOCATION:	1121 South Rolling Rd.						
MAP	108	COUNCIL DISTRICT	1	PLAN SUBMITTED	6/21/2016		
BLOCK	3	LMA	CCA	PLAN APPROVAL	8/29/2017		
PARCEL	53	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	12	UNITS/LOTS	1	ZONING1	DR 2	ACRES	6.85
SFD	12	DVLP SFD	1	ZONING2	DR 3.5	ACRES	0.5
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	7.45
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



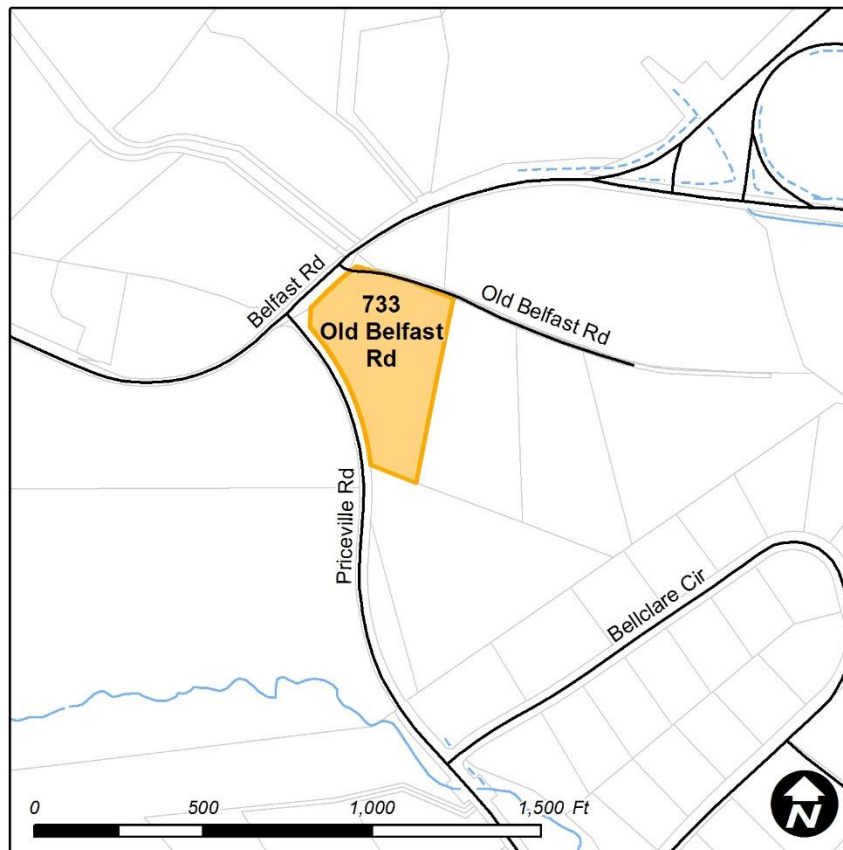
11505 Jerome Ave

DEVELOPMENT TRACK:	Minor	PAI #	111137				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	16002M				
		LIMITED #					
LOCATION:	11505 Jerome Ave						
MAP	73	COUNCIL DISTRICT	6	PLAN SUBMITTED	2/18/2016		
BLOCK	8	LMA	CCA	PLAN APPROVAL	7/20/2017		
PARCEL	24	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	3	UNITS/LOTS	1	ZONING1	DR 2	ACRES	2.29
SFD	3	DVLP SFD	1	ZONING2	DR 3.5	ACRES	0.25
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	2.54
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



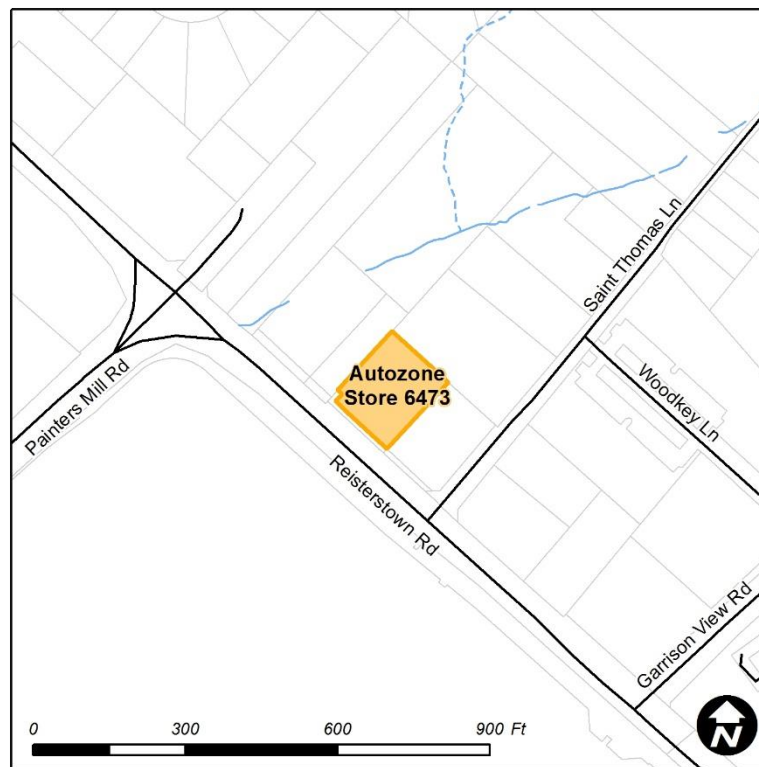
733 Old Belfast Road

DEVELOPMENT TRACK:	Minor	PAI #	80906				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	16036M				
		LIMITED #					
LOCATION:	733 Old Belfast Road						
MAP	28	COUNCIL DISTRICT	3	PLAN SUBMITTED	12/7/2016		
BLOCK	19	LMA	APPA	PLAN APPROVAL	7/27/2017		
PARCEL	194	Growth Tier	4				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	RC 2	ACRES	3.698
SFD	2	DVLP SFD	1	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	3.698
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



AutoZone Store 6473

DEVELOPMENT TRACK:	Limited	PAI #	40755				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	10109 Reisterstown Rd						
MAP	67	COUNCIL DISTRICT	2	PLAN SUBMITTED	5/24/2016		
BLOCK	4	LMA	OMGA	PLAN APPROVAL	8/11/2017		
PARCEL	115	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BL	ACRES	0.521
SFD	0	DVLP SFD	0	ZONING2	DR 16	ACRES	0.087
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	0.608
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



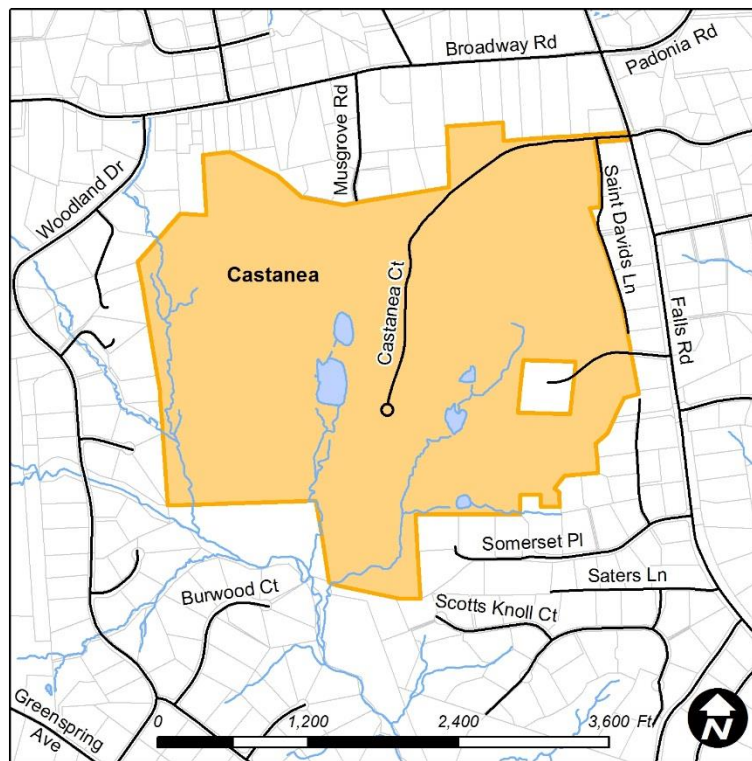
Avalon Towson

DEVELOPMENT TRACK:	Major	PAI #	90377				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:					
		LIMITED #					
LOCATION:	100 E. Joppa Road						
MAP	70	COUNCIL DISTRICT	5	PLAN SUBMITTED	2/16/2017		
BLOCK	8	LMA	TUC	PLAN APPROVAL	8/31/2017		
PARCEL	1004	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	371	UNITS/LOTS	0	ZONING1	BM- DT	ACRES	2.197
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	2.197
MULTIFAM	371	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



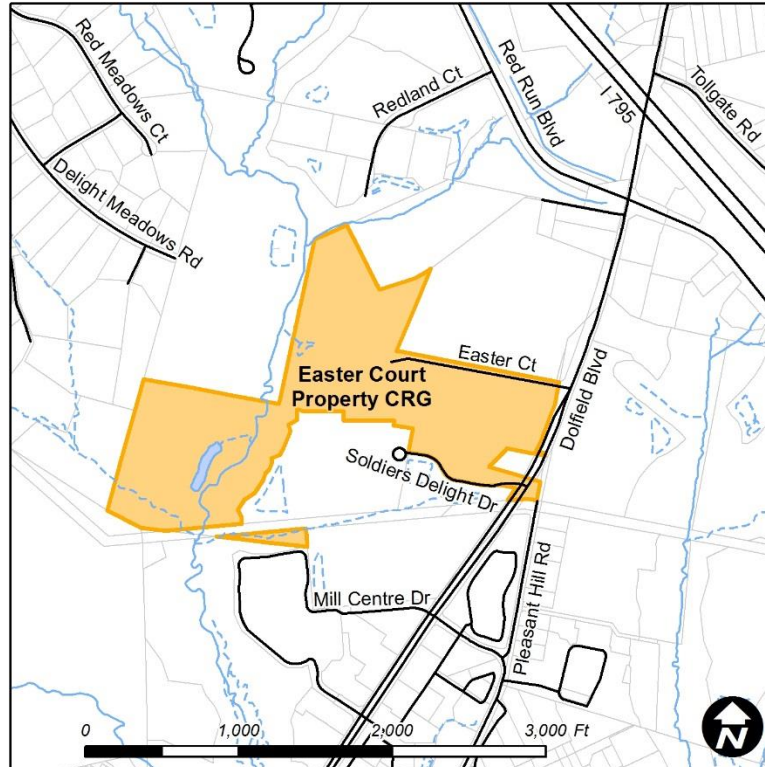
Castanea- Phase 1 (Lot 40)

DEVELOPMENT TRACK:	Major	PAI #	80886				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:					
		LIMITED #					
LOCATION:	11526 Falls Road						
MAP	59	COUNCIL DISTRICT	2	PLAN SUBMITTED			
BLOCK	6	LMA	RRA	PLAN APPROVAL	9/15/2017		
PARCEL	5,551	Growth Tier	4				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	RC 5	ACRES	13.4
SFD	1	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	13.4
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



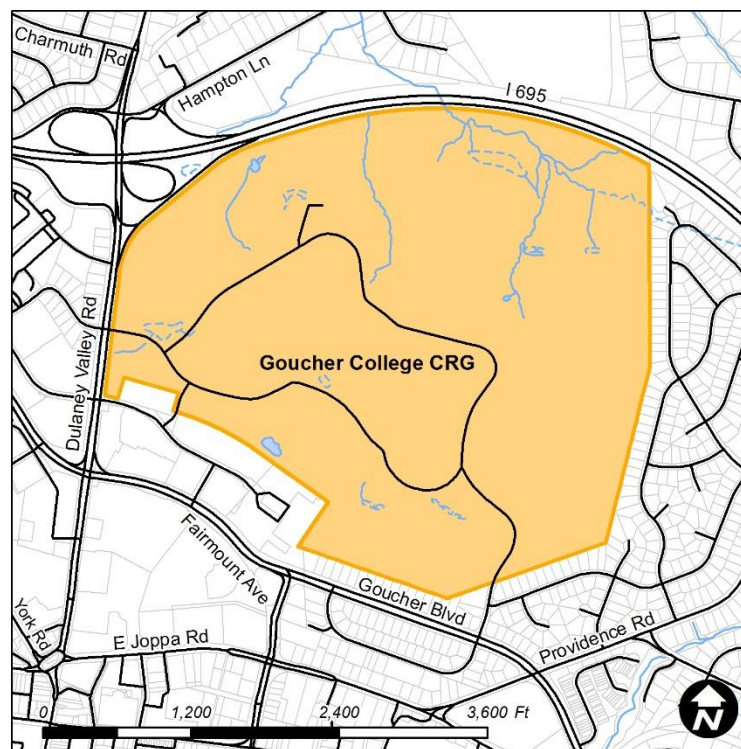
Easter Court Property -6th Refinement

DEVELOPMENT TRACK:	Refinement	PAI #	40285				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:					
		LIMITED #					
LOCATION:	W/S Dolfield, S of Easter Ct.						
MAP	57	COUNCIL DISTRICT	4	PLAN SUBMITTED	3/7/2017		
BLOCK	24	LMA	OMGA	PLAN APPROVAL	7/27/2017		
PARCEL	525	Growth Tier	1,4				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	9	UNITS/LOTS	8	ZONING1	ML-IM	ACRES	28.24
SFD	0	DVLP SFD	0	ZONING2	RC 5	ACRES	14.06
SFSD	0	DVLP SFSD	0	ZONING3	DR 1	ACRES	6.59
SFA	0	DVLP SFA	0			TOTAL	52.811
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	9	DVLP OTHER	8				
Comments: A refinement to reconfigure lot 5 for a proposed mixed use bldg.							



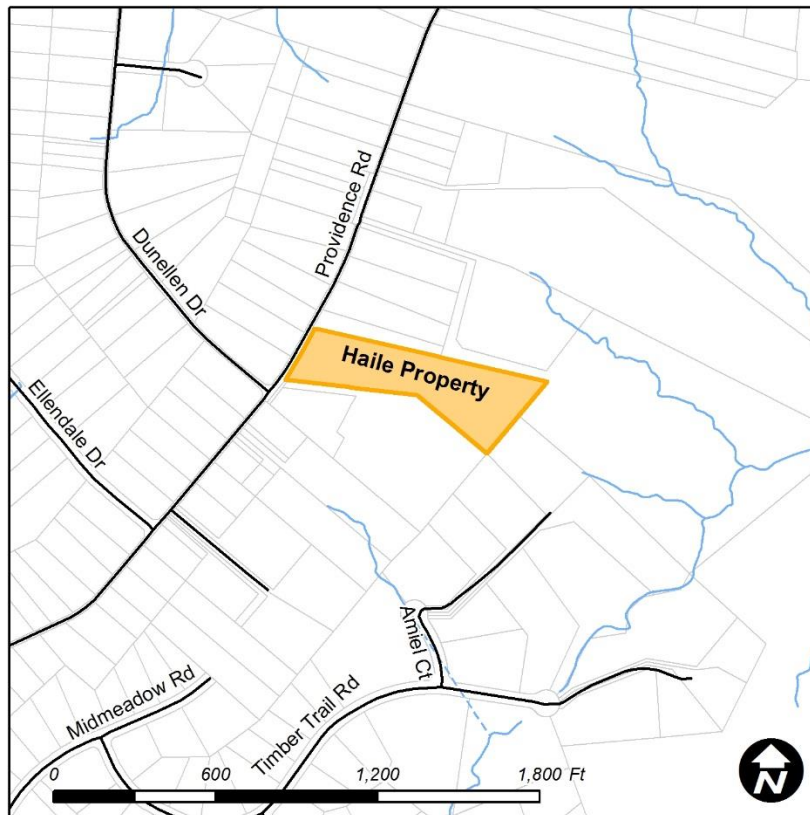
Goucher College- 9th Refinement

DEVELOPMENT TRACK:	Refinement	PAI #	90711				
DEVELOPMENT TYPE:	Institution	MINOR SUB #:					
		LIMITED #					
LOCATION:	1021 Dulaney Valley Rd						
MAP	70	COUNCIL DISTRICT	5	PLAN SUBMITTED	2/28/2017		
BLOCK	3	LMA	CCA	PLAN APPROVAL	7/28/2017		
PARCEL	290	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	22	UNITS/LOTS	22	ZONING1	DR 2	ACRES	297.51
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	297.51
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	22	DVLP OTHER	22				
Comment: Refinement for a 5,000sf addition							



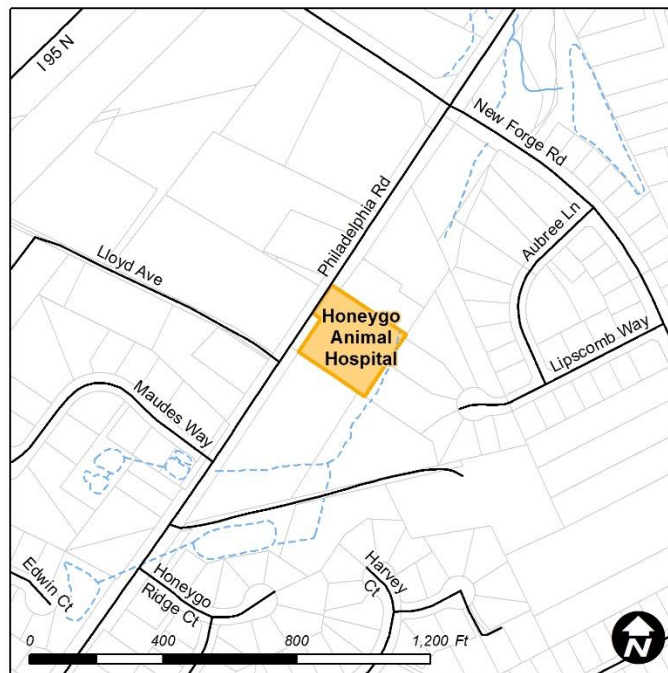
Haile Property

DEVELOPMENT TRACK:							
TRACK:	Minor	PAI #	90832				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	16024M				
		LIMITED #					
LOCATION:	1503 Providence Rd.						
MAP	61	COUNCIL DISTRICT	3	PLAN SUBMITTED	9/12/2016		
BLOCK	18	LMA	CCA	PLAN APPROVAL	8/10/2017		
PARCEL	190	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	3	UNITS/LOTS	1	ZONING1	DR 1	ACRES	2.221
SFD	3	DVLP SFD	1	ZONING2	DR 2	ACRES	1.837
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	4.058
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



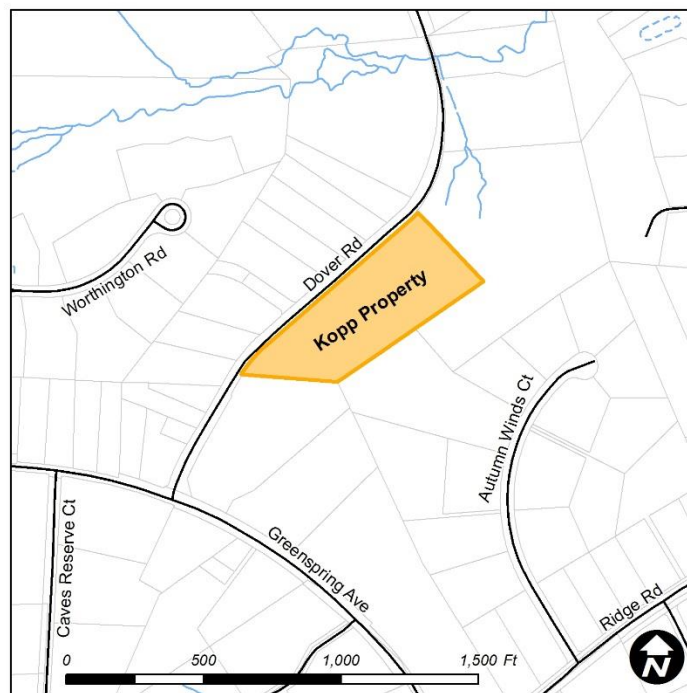
Honeygo Animal Hospital

DEVELOPMENT TRACK:	Limited	PAI #	111145				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	11541 Philadelphia Rd						
MAP	73	COUNCIL DISTRICT	6	PLAN SUBMITTED	10/18/2016		
BLOCK	2	LMA	MRRA	PLAN APPROVAL	8/18/2017		
PARCEL	334	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BL	ACRES	1.08
SFD	0	DVLP SFD	0	ZONING2	DR 3.5	ACRES	0.11
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	1.29
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



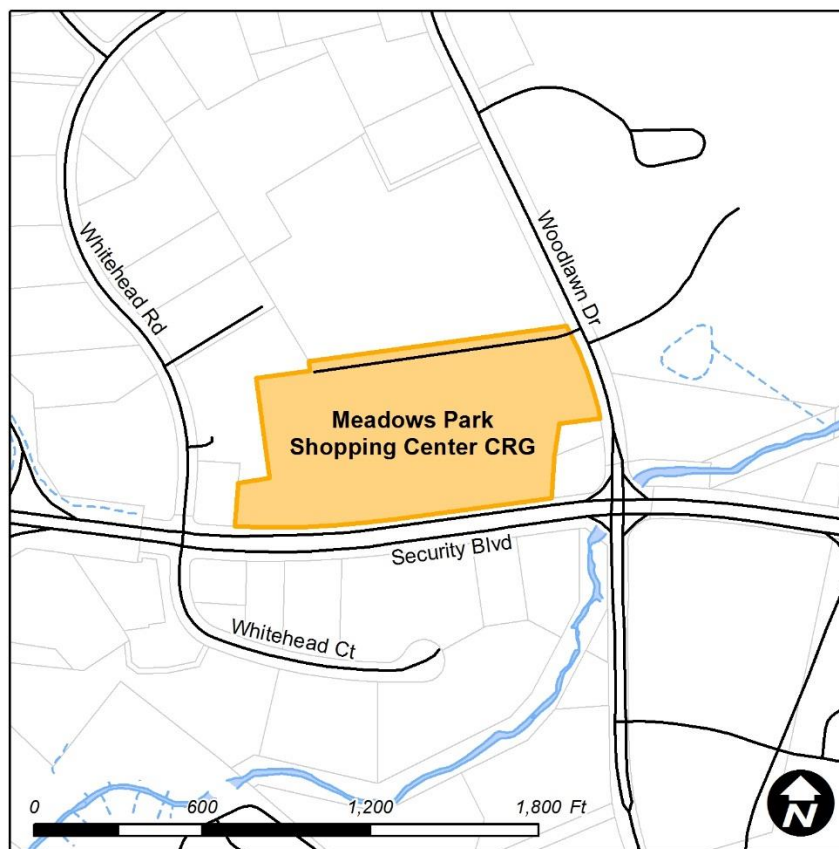
Kopp Property

DEVELOPMENT							
TRACK:	Minor	PAI #	80896				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	15007M				
		LIMITED #					
LOCATION:	Dover Rd						
MAP	50	COUNCIL DISTRICT	2	PLAN SUBMITTED	5/21/2015		
BLOCK	14	LMA	RRA	PLAN APPROVAL	7/25/2017		
PARCEL	363	Growth Tier	4				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	0	ZONING1	RC 5	ACRES	5.1606
SFD	2	DVLP SFD	0	ZONING2	RC 4	ACRES	0.0797
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	5.2403
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



Meadows Park Shopping Center- 6th Refinement

DEVELOPMENT TRACK:	Limited	PAI #	10366				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	6660 Security Blvd						
MAP	95	COUNCIL DISTRICT	1	PLAN SUBMITTED	2/21/2017		
BLOCK	2	LMA	EC	PLAN APPROVAL	7/28/2017		
PARCEL	459	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	5	UNITS/LOTS	3	ZONING1	BM-CC	ACRES	16.47
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	16.47
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	5	DVLP OTHER	3				
Comment: Refinement is to raze existing bldg. and replaced with a 8,000sf commercial bldg. with 63 parking spaces and a restaurant							



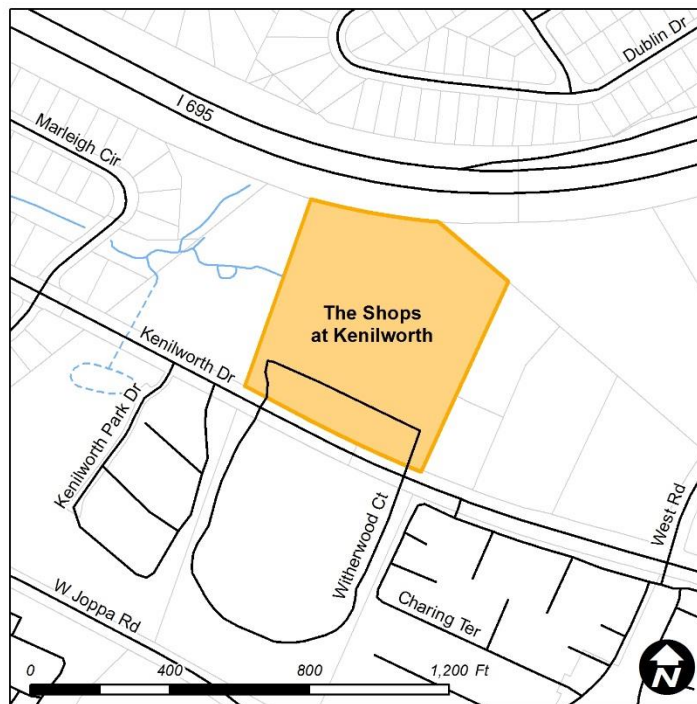
Overlook at Honeygo

DEVELOPMENT							
TRACK:	Major	PAI #	111140				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:					
		LIMITED #					
LOCATION:	5400 13 mile Ln.						
MAP	73	COUNCIL DISTRICT	6	PLAN SUBMITTED	6/23/2017		
BLOCK	7	LMA	CCA	PLAN APPROVAL	9/14/2017		
PARCEL	332	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	19	UNITS/LOTS	2	ZONING1	DR 2H	ACRES	8.45
SFD	19	DVLP SFD	2	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	8.45
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



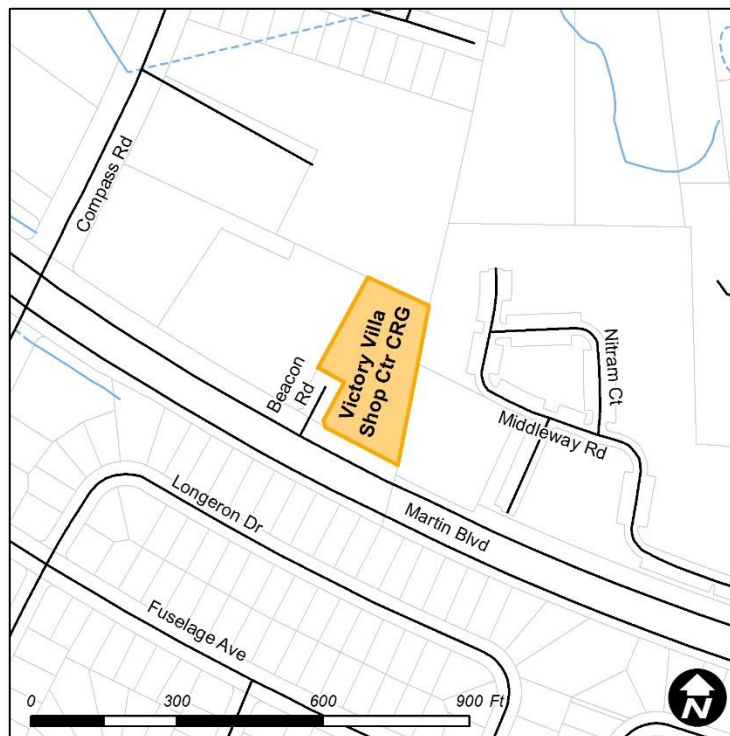
The Shops at Kenilworth- 1st Refinement

DEVELOPMENT							
TRACK:	Refinement	PAI #	90282				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	800 Kenilworth Drive						
MAP	69	COUNCIL DISTRICT	5	PLAN SUBMITTED	3/28/2017		
BLOCK	6	LMA	CCA	PLAN APPROVAL	9/13/2017		
PARCEL	1022	Growth Tier	1				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	5	UNITS/LOTS	3	ZONING1	BM	ACRES	8.1271
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	8.1271
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	5	DVLP OTHER	3				



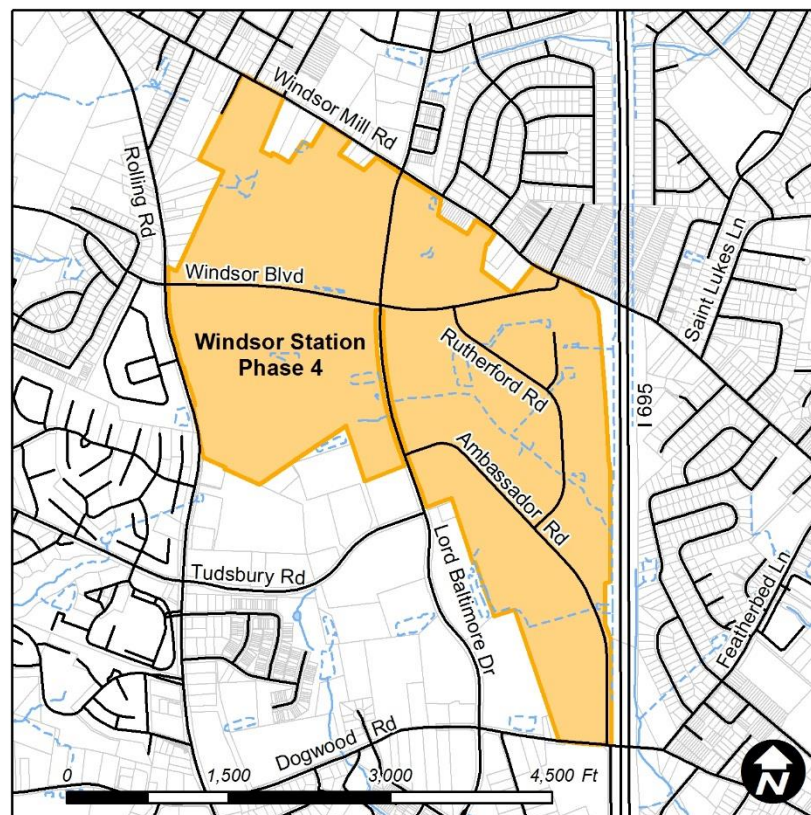
Victory Villa Shopping Center- 1st Refinement

DEVELOPMENT TRACK:	Refinement	PAI #	150225				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	119 & 121 Beacon Road						
MAP	90	COUNCIL DISTRICT	6	PLAN SUBMITTED	4/18/2017		
BLOCK	10	LMA	CCA	PLAN APPROVAL	8/3/2017		
PARCEL	1139	Growth Tier	1				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	BL-AS	ACRES	1.2112
SFD	0	DVLP SFD	0	ZONING2	DR 16	ACRES	0.026
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	1.237
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	2	DVLP OTHER	1				
Comment: Refinement to construct a 2,066sf Dunkin Donuts.							



Windsor Station Phase 4- 2nd Refinement

DEVELOPMENT TRACK:	Limited	PAI #	20154				
DEVELOPMENT TYPE:	Industrial	MINOR SUB #:	LIMITED #				
LOCATION:	2760 Lord Baltimore Dr.						
MAP	87	COUNCIL DISTRICT	4	PLAN SUBMITTED	2/16/2017		
BLOCK	17	LMA	EC	PLAN APPROVAL	7/26/2017		
PARCEL	773	Growth Tier	1				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	4	UNITS/LOTS	0	ZONING1	ML-IM	ACRES	10.73
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	10.73
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	4	DVLP OTHER	0				
Comment: Refinement to revise 4 story office bldg. to 2 story self-storage facility.							





Baltimore County Executive Kevin Kamenetz
and the Baltimore County Council

Baltimore County Department of Planning
105 West Chesapeake Avenue
Towson, MD 21204

www.baltimorecountymd.gov/planning